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Suzanne Henderson

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Store #967

## SHORT FORM LEASE

LEASE between **THE MICHEL G. KHOURY REVOCABLE TRUST** dated **December 18, 2008**, with its principal office located at 2219 N.W. McLean Blvd., Wichita, Kansas 67204 ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at 4705 S. 129<sup>th</sup> E. Ave., Tulsa, Oklahoma 74134-7008 ("LESSEE").

## WITNESSETH

BY WRITTEN LEASE dated October 7, 2010, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in **Tarrant County, State of Texas**, including all oil, gas and mineral rights (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the **1<sup>st</sup> day of November, 2010**, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 19<sup>th</sup> day of October, 2010.

LESSOR:

**THE MICHEL G. KHOURY REVOCABLE TRUST** dated December 15, 2008

By: Michel G. Khoury, Trustee  
**Michel G. Khoury**  
**Trustee**

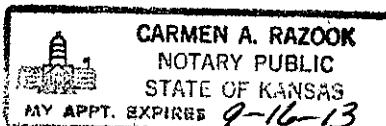
LESSEE:

QUIKTRIP CORPORATION

By: Jeffrey T. Thoene  
**Jeffrey T. Thoene**  
Corporate Director of Real Estate

STATE OF Kansas )  
 COUNTY OF Sedgwick ) ss.

This instrument was acknowledged before me on this 6<sup>th</sup> day of October, 2010, by Michel G. Khoury, to me personally known, who, being by me duly sworn, did say that he is the Trustee of The Michel G. Khoury Revocable Trust dated December 15, 2008, and Michel G. Khoury acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



My commission expires:

September 16, 2013

Notary Public

STATE OF OKLAHOMA )  
 COUNTY OF TULSA ) ss.

On this 7<sup>th</sup> day of October, 2010, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Melissa Callahan  
 Notary Public in and for said County and State

My Commission Expires:

5/3/11



Exhibit "A"  
Legal Description

BEING a 1.524 acre tract of land situated in the Heirs of A. Foster Survey, Abstract No. 518, and being a portion of Lot 14R, Block 1, Towne Center Addition No. 2, an Addition to the City of Grapevine according to the Plat thereof recorded in Cabinet A, Slide 9570-71, Plot Records, Tarrant County, Texas, and being more particularly described by Metes and Bounds as follows:

BEGINNING at a 5/8-inch iron rod found with a cap stamped "RPLS-1890" at the northwest corner of a corner clip at the intersection of Ira E. Woods Avenue (also known as State Highway No. 26-being a variable width public right-of-way) and William D. Tate Avenue (a variable width public Right-of-Way), and being the most northeast corner of said Towne Center Addition No. 2;

THENCE South 44°07'36" East, along said corner clip, a distance of 137.72 feet to a 5/8-inch iron rod found with an illegible cap on the west right-of-way line of said William D. Tate Avenue, for corner;

THENCE along said west right-of-way line the following:

South 00°23'42" West, a distance of 31.72 feet to a 5/8 inch iron rod set with a cap stamped "Bury+Partners" (hereinafter referred to as an iron rod set) for corner at the beginning of a curve to the right having a radial bearing of North 89°36'18" West a distance of 458.69 feet;

Along said non-tangent curve to the right and in a southwesterly direction, through a central angle of 03°29'13", an arc length of 13.96 feet, said curve to the right also having a chord which bears South 02°08'18" West, a chord distance of 27.91 feet to an iron rod set for corner at the beginning of a non-tangent curve to the left having a radial bearing of South 86°07'06" East a distance of 1162.06 feet;

Along said non-tangent curve to the left and in a Southwesterly direction, through a central angle of 02°39'48", an arc length of 54.02 feet, said curve to the left also having a chord which bears South 02°33'00" West, a chord distance of 54.01 feet, to an iron rod set for corner;

THENCE North 88°26'33" West, a distance of 323.80 feet to an iron rod set for corner;

THENCE North 06°18'00" West, a distance of 211.08 feet to an iron rod set for corner being on the south right-of-way line of the aforementioned Ira E. Woods Avenue;

THENCE North 87°08'25" East, along said south right-of-way line, a distance of 9.63 feet to an iron rod set for corner;

THENCE South 88°26'33" East, continuing along said right-of-way line, a distance of 249.09 feet to the POINT OF BEGINNING and containing a computed area of 1.524 acres (66,372 square feet) of land.